

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
च्या कलम ३७ (१अ) अन्वये नवी मुंबईच्या विकास  
नियंत्रण नियमावलीमध्ये करावयाचा फेरबदलची  
नोटीस.

महाराष्ट्र शासन,  
नगर विकास विभाग,  
शासन निर्णय क्रमांक: टिपीबी-४३०३/३३५/प्र.क्र.६४/०४/नवि-११  
मंत्रालय, मुंबई : ४०० ०३२, दिनांक: ३०/०५/२००५

शासन निर्णय:- सोबत जोडलेली नोटीस राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
(स. रा. किणी)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

आयुक्त, नवी मुंबई महानगरपालिका, बेलापूर भवन, नवी मुंबई.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, बेलापूर, नवी मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची नोटीस महाराष्ट्र शासनाचे साधारण राजपत्र भाग-१ कोकण विभाग पुरवणीमध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी २५ प्रती नगर विकास विभाग, मंत्रालय, मुंबई व उपसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई यांना पाठविण्यात याव्यात.)

कक्ष अधिकारी (नवि-३)

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

सेक्शन ३७ फाईल.

**Maharashtra Regional and Town  
Planning Act, 1966.**

- Notice under section 37(1A).
- Modification to Development Control Regulation for Navi Mumbai.

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated 3<sup>rd</sup> May 2005.**

**NOTICE**

**Maharashtra  
Regional &  
Town Planning  
Act 1966.**

No. TPB- 4303/335/CR -64/04/UD-11:-

Whereas the Government of Maharashtra in exercise of the powers conferred by sub-section (3A) of the section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, Urban Development, Public Health and Housing Department, No. RPB 1171/18124/113/II-W, dated the 20<sup>th</sup> March, 1971, and by Notification Urban Development, Public Health and Housing Department No. RPB 1173-II RPC, dated the 16<sup>th</sup> August, 1973, City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the said Corporation") as the New Town Development Authority for the said area comprised in the site of Navi Mumbai as specified therein;

And whereas, in exercise the powers conferred by the provisions of the said Act and all the powers enabling it in this behalf the said Corporation made the General Development Control Regulation (GDCRs) for Navi Mumbai, (hereinafter referred to as "the said Regulations");

And whereas, the Government of Maharashtra in the Urban Development and Public Health Department approved the Development Plan of Navi Mumbai together with the said Regulations in exercise of the powers conferred by the section 31 of the said Act, by Notification No. RPB 1175/635/B-UD-5 dated the 18<sup>th</sup> August, 1979, published in the Maharashtra Government Gazette, dated 27<sup>th</sup> September, 1979;

And whereas the said Corporation has on and from 16<sup>th</sup> December, 1994 ceased to be the Planning Authority in the area of Navi Mumbai more particularly specified in the schedule (hereinafter referred to as "the said area") to the Government order No. NMC 1692/1187/CR-138/94/UD-24 dated 16<sup>th</sup> December, 1994, as specified therein for which the Navi Mumbai Municipal Corporation (hereinafter referred to as "the said Authority") is the Planning Authority in substitution to the said Corporation;

And whereas, the said Corporation after following the procedure laid down under section 37 of the said Act had forwarded the modification for sanction of additional FSI for starred category Residential Hotels with certain conditions and Government has sanctioned the modification proposal by its Notification No. TPB 4399/50/CR-6/99/UD-11 dated 30/11/2002 as more specified in the table below in the notice;

And whereas, to maintain the uniformity in the Development Control Regulations in Navi Mumbai area, Government find it necessary to issue directions to the said Authority i.e. Navi Mumbai Municipal Corporation;

And whereas, after considering the above facts, Government had issued directives of even number dated 29/7/2004 under section 37(1) of the said Act to the said Corporation, so as to initiate proposal under section 37 of the said Act regarding the said modification (hereinafter referred to as "the said directives").

And whereas, the said Corporation has failed to publish a notice regarding the said modification in the official gazette within a period of 60 days from the date of said directives as stipulated under section 37 of the said Act.

Now, therefore, in exercise of the powers vested in it under section 37(1A) of the said Act, the Government finds it expedient to publish the requisite notice in regard to the said modification, thereby inviting suggestions/objections from the general public within a period of one month from the date of publication of this notice in the official Gazette (Ordinary). Any suggestions/objections on the proposed modifications to be forwarded to the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Belapur, CBD, Navi Mumbai, who is being appointed as an officer under section 162 (1) of the said Act, to submit his report to Government.

## **PROPOSED MODIFICATION**

<b>Regulation No.</b>	<b>Land Use</b>	<b>Max. permissible FSI</b>
16.3(a)BBB	<p>Starred category Residential Hotels in any zone other than RPZ -</p> <p>"With the previous approval of Government and subject to payment of such premium as may be fixed by Government (out of 50% payable to Corporation) and subject to such other conditions as it may specify, the FSI to maximum of 2.00 may be permitted on independent plots and under one establishment as approved by the department of tourism". No condonation in the required open spaces, parking spaces and any other requirement of D.C. Rule except the height shall be allowed in case of grant of such additional FSI.</p>	1.5

**Note:-** This notification is also available on Government web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra,

  
(S.R. Kini)

Under Secretary to Government.